

FOR SALE
FREEHOLD
**** PRICE REDUCTION ****



FOR SALE - FREEHOLD - Town Centre Restaurant
Arranged over 4 floors - GIA Approx. 3,104 ft² [288.3 m²]
71 Calverley Road, Tunbridge Wells TN1 2UY

When experience counts...

est. 1828
bracketts

FOR SALE - FREEHOLD

TOWN CENTRE RESTAURANT

GIA APPROX. 3,104 ft² [288.3 m²]

GUIDE PRICE £750,000

71 CALVERLEY ROAD

TUNBRIDGE WELLS

KENT

TN1 2UY



27/29 High Street, Tunbridge Wells
Kent TN1 1UU
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www.bracketts.co.uk

SUBJECT TO CONTRACT AND PROOF OF FUNDS



LOCATION / SITUATION

Royal Tunbridge Wells is an affluent and historic spa town situated approximately 35 miles south east of central London. The Borough has a resident population of around 100,000.

The town is situated on the A26 which links via the A21 dual carriageway with Junction 5 of the M25 Motorway and has a frequent train service to the Capital (journey time of approximately 60 minutes).

The property is situated on the northern side of the non-pedestrianised section of Calverley Road approximately 150 metres from the junction with Monson Road/Camden Road. Nearby occupiers include AGA, Giggling Squid, Sussex Beds, Sharps together with a mix of local retailers and food operators.

DESCRIPTION

A four-storey Grade II Listed restaurant in the centre of Royal Tunbridge Wells.

The restaurant is arranged over ground, lower ground and first floors with two rooms on the second floor currently used as staff break-out / rest rooms and storage.

We are advised that most of the existing fixtures, fittings and furniture will be removed prior to completion - exact scope to be confirmed.

ACCOMMODATION

Ground Floor:

Main restaurant approx.	954 ft ² [88.6 m ²]
Kitchen approx.	271 ft ² [25.1 m ²]
2 x WCs & Stores approx.	91 ft ² [17.7 m ²]
Understairs Store approx.	24 ft ² [2.2 m ²]

Courtyard Garden approx.	141 ft ² [13.0 m ²]
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Lower Ground Floor:

Restaurant approx.	605 ft ² [56.2 m ²]
2 x WCs approx.	56 ft ² [5.2 m ²]

First Floor:

Function Room approx.	481 ft ² [44.6 m ²]
WC approx.	31 ft ² [2.8 m ²]
Store approx.	206 ft ² [19.1 m ²]
WCs / Shower Room approx.	49 ft ² [4.5 m ²]

Second Floor:

Room 1 approx.	140 ft ² [13.0 m ²]
Room 2 approx.	96 ft ² [8.9 m ²]

**TOTAL GIA APPROX. 3,104 FT² [288.3 M²]
PLUS COURTYARD**

TENURE

Freehold with vacant possession.

GUIDE PRICE

£750,000 [SEVEN HUNDRED AND FIFTY THOUSAND POUNDS]

VAT

We are advised that VAT is not applicable.

BUSINESS RATES / COUNCIL TAX

Enquiries of the VOA website indicate that the premises are referred to as Basement and Ground Floor, although the valuation also includes reference to the First Floor. There is no reference to the Second Floor. The Rateable Value being £65,500.

The standard UBR for Retail, Hospitality & Leisure properties for 2026 / 2027 is 43.0 pence in the £. Interested parties are strongly advised to make their own enquiries of the local Authority to verify this information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the sole agent:
Bracketts Tel: 01892 533733 Darrell Barber MRICS
07739 535468 darrell@bracketts.co.uk

Subject to contract & proof of funds - REV 03.08.26.DB

Important Notice:

Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any areas, measurements or distances are approximate. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



Indicative only

Energy performance certificate (EPC)

17 Clarendon Road, London, E14 3JF	Rating: B	Valid until: 12 March 2014
Property type: Restaurants and Cafes/Drinking Establishments/Takeaways	Total floor area: 354 square metres	

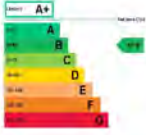
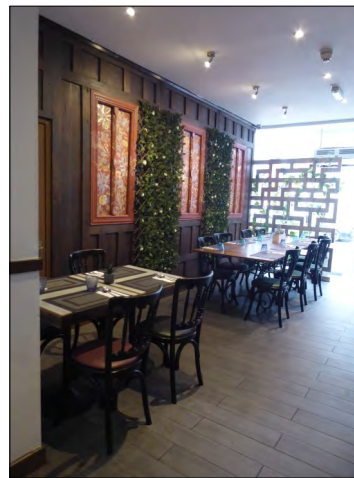
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Red line indicative only

